

**Meeting Minutes Splitrail Farm Property Owner's Association Board Meeting  
Wednesday June 17, 2020**

**Splitrail Farms Bon Fire**

**Attendees:** Carl True, Jim Vielbig, Ed Klosowski, Matt Strader, Kevin Robbins, Bob Lanning, Domenick Gallo

**Absent:**

**Home owners Present:** Rebecca Strader, Bill Funk (lot 25), Steve Michelowski (53), Jason Johnson (85), John Kudlach (29).

**1. Call to order – Carl True at 7:03 PM**

**2. Review / Approval of February 2020 Meeting Minutes – Matt Strader**

- a. Motion to approve: Bob made a motion to approve meeting minutes, Kevin second, approved by all as written

**3. Treasurer's Report – Jim Vielbig**

- a. Review of 2020 YTD SFPOA financials
  - i. Made first payment to Encap for the North Creek restoration. First phase of the project began in the late winter and paid in the 2020 budget.
  - ii. The North Creek Project was paid for out of our reserves as planned. We currently have a reserve balance of \$23,031 in reserve.
  - iii. All property owners are current on dues.
  - iv. Made first payment to our Landscape and Groundskeeping services – our largest ongoing annual expenses.
- b. Motion to approve: Matt made a motion to approve meeting minutes, Bob second, approved by all as written

**4. Landscaping and Maintenance – Ed Klosowski – Chair**

- a. Common Areas
  - i. North Creek project update – Encap work
    - 1. Phase 1 of the creek project is complete. All of the cutting on the north end of the creek back to Splitrail Farm Lane has been cut, sprayed with herbicide, and debris burned. At this point we also have had the Spring and Summer herbicide spraying of the invasive plants.
  - ii. Wetland drainage area mowing update
    - 1. Cutting also began on the new wetlands drainage area behind Old Farm and Barnside. About 6 hours of mowing completed to date with additional work to be done. The cutting of the areas will consume additional time and a cost. Our Landscape and Groundskeeper will provide estimates to complete the work.
      - (a) Going forward monthly/quarterly mowing will take place to keep growth controlled.
      - (b) There is ~15 foot planting of prairie grass planting on top of the drainage pipe that will remain uncut as instructed by the experts who designed the drainage project for Splitrail Farm and Miller.
      - (c) The contractors who conducted the work came out to assess the drainage during the heavy rain between April and May. They were satisfied with the outcome of the project and drainage of the area where there was previously problems. However,

Miller has raised questions about water in his yard after the drainage work was completed. We agreed the only way to assess the new flow of the drainage tiles will be during a big rain.

**iii. Other remaining 2020 activities**

1. Grass and shrub beds were sprayed for Dandelions grass, dead trees were removed, and our signs on Denker Lane/Court was also repaired.
  2. Ed partnered with our Landscaper to review options to spruce up the North West side Entrance of Cross Creek plantings. Ed had requested \$1,500 to update this area with new plantings. There will be a number of perennial plants to put in the entrance. He will also be removing a good portion of the cedar ground cover.
  3. Also looking to prune evergreens that have dead lower branches along our main streets.
- b. Motion to approve additional \$1,500 for Cross Creek Entrance: Jim made a motion to approve landscape spend, Bob second, approved by all as written
- c. Motion to Approval Landscape review. Jim made a motion to approve landscape maintenance update and Kevin, second, approved by all as written.

**5. Architectural Review – Bob Lanning – Chair**

- a. Lot 18 (McClure) submitted plans to the Board for a firepit in their back yard. The board reviewed the plans and provided approval.
- b. Motion to approve Architectural review. Dom made motion to approve Architecture Review, Kevin second, all approved as passed.

**6. Governmental Affairs – Open**

**7. Nominating Committee – No current chair**

- a. 7 current Board members, 2 open seats
- b. Still looking for more Board members
- c. Election year – looking at online voting options

**8. New Business**

- a. Concern raised about garbage cans being left outside of the house and at the curb beyond the specified time frame. Our CCR's require cans to be out the night before garbage pickup and pick up the day of pickup. Also had concerns raised about kids riding ATV and Dirt bikes in the neighborhood. Will look to include in the upcoming newsletter.
- b. Reminder that next week is going to electronic pickup by LRS – waste management company. Must notify the waste pickup by the 18<sup>th</sup> of June.

**9. Adjourn:** Adjourned the meeting at 8:02 PM